

**Notice to be Posted by County
of Delinquent Property Tax
Settlement or Deferral**

UCA §59-2-1347
Form PT-034
PT-034.ai Rev. 1/00

Property Owner Information

Property owner name

CHARLIE REYNOLDS (DECEASED) FOR ALVIN REYNOLDS (SON)

Property owner address

144 31st ST

City

OGDEN

State

UT

Zip

84401

Property Information

Parcel, serial, or account number

04-061-0033

Type of property

RESIDENTIAL

Location or address

144 31st ST

Legal description (including acreage)

SEE ATTACHED

Settlement or Deferral Information

Total property value

\$ 58,000

Total interest, penalties, and taxes due

\$ 4,380.65

Amount paid

\$

Amount abated

\$

Amount deferred

\$ 4,380.65

Comments

SEE ATTACHED

County Approval

This property tax settlement/deferral has been approved by the county legislative body of:

Weber

County on

June 13, 2017.

Signature

James E. [Signature]
Weber County Commission Chair

Signature

Signature

Property Tax Sale Extension Letter

Parcel Number: 04-061-0033

Dear Commissioners:

I am unable to pay the delinquent taxes on the property above before the current tax sale and request an extension of payment for the reason(s) listed below.

See ATTACHED

Also:

Working with State Legal Aid to try &
get home probated into ALVIN'S NAME!
Once it's in his name (if it happens) He
would be eligible for Tax Relief and
most likely not have to pay any thing.

RB

Parcel Number 04-061-0033
144 31st Street
Ogden, Utah 84401

Owner of property is Charlie Reynolds, Jr. who is now deceased.
Alvin Reynolds, Charlie's son, is currently living in home.
Alvin is of limited mental capacity.
Charlie told Alvin that the property was his so that he would always have a place to live.
The house is in terrible condition and would possibly be condemned by City or Health Department.
Alvin's only income is a small monthly pension.
The only known living relative is a nephew, now serving time in state prison.

Weber Human Services has a case worker for Alvin and has tried to get him to probate the property to get it into his name. Alvin doesn't understand and is very stubborn stating that his dad told him he could stay in the home. The case worker, Shantel Clark (801 625-3664), has tried to have the state step in and declare Alvin incompetent but they say he is in that "grey area" and will not intervene. They have tried to get him into other housing but Alvin refuses and Shantel worries that if they forced him into an apartment, he would more than likely return to his home. Even if he did stay in an apartment, they worry he would be evicted after a short while.

Sarah at Utah Coalition (801 393-4153) helps to manage Alvin's money by making sure he meets his monthly obligations but says there is not much more that they can do and his money barely covers basic living expenses.

Alvin is a veteran but doesn't want anything to do with the veteran's administration so no help is being received there.

The state department of Human Resources had filed a \$90,000 lien on the property to cover medical expenses for Charlie and was in the process of foreclosing on the lien after Charlie died. When they examined the home they determined that it would be more of a liability and released any interest they had in the property. (per Andrew Cushing, attorney with Human Services 801 536-8336)

Alvin's nephew, Toya Jeff Reynolds, was living in the home at one time and even tried to get the home into his name. The court awarded Toya ownership of the property but it later rescinded the decision and ordered the home to go back to the original ownership. The decision was based on Toya's drug convictions and possible abuse of Alvin. Toya is now in State Prison.

If the county were to sell the property at a tax sale, Alvin would most likely be homeless and might become a worry to the new owner since Alvin would not fully understand and try to remain in the home. He has made the statement that his father told him that he could stay in the home and the only way he would leave is to have the police drag him out. Alvin is not a violent person but wants to stay in his home.

There have been a few small payments made towards property taxes over the last few years but not enough to cover the full amount. If the property was in Alvin's name, he would more than likely not have to pay any tax with the tax relief programs we have because of his limited income but the program requires the home to be in the applicant's name.

We feel that, for these reasons, and using State Code 59-2-1347, we would like to defer the taxes at this time to allow Alvin to remain in his home. We will continue to work with Weber Human Services to see if we can't get him to probate the property and allow us to offer tax relief. Human Services is also readdressing the issue with the State to see about Alvin's mental capacity.

AFFIDAVIT OF MORTGAGE/ TRUST DEED HOLDER

We, the undersigned, are holders of a mortgage/trust in the amount of \$ _____
on the property located at _____ and identified by _____
Weber County with the parcel number(s) _____.
We have been notified that there are delinquent taxes from the year(s) _____
that will cause the property to be sold for taxes on _____, unless all delinquent
taxes, penalties, and interest are paid or ptherwise settled by that date. We have been
further notified by the mortgagee _____ that he/she is
applying for action on the delinquent property taxes as provided under section
59-2-1347, U.C.A. (1953) as amended, and we have no objections to the application.
Furthermore, we herein notify Weber County that, in the event of the extension, settlement
and/or deferral is not granted, we request immediate notification so that we can take the
appropriate action to protect our interest in the property.

Include signature, address, and phone number

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC

*NO MORTGAGE HOLDER
ONLY LIENS ARE FROM CITY FOR WEED REMEDIATION*

WEBER COUNTY RECORDER/SURVEYOR

04

061

0033

pg:

1

DESCRIPTION OF PROPERTY SERIAL NUMBER

04 - 061 - 0033

TAXING UNIT

OWNER REYNOLDS JR, CHARLIE

PO BOX 1721

25

OGDEN UT

84402172

DESCRIPTION OF PROPERTY 2001 R/P ACRES; .0946 Changed 01-feb-2001

THE EAST 1/2 OF LOT 21, THE WEST 19 FEET OF LOT 20, BLOCK 3, CENTRAL PARK ANNEX, OGDEN CITY, WEBER COUNTY, UTAH.

TOGETHER WITH RIGHTS-OF-WAY OVER A JOINT DRIVEWAY LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND A CERTAIN PROPERTY ADJOINING THE SAME ON THE EAST.

EXCEPTING THEREFROM: A PARCEL OF LAND IN FEE FOR THE RECONSTRUCTION OF 31ST STREET, KNOWN AS PROJECT NUMBER 0204 AND NUMBER 0079, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN PART OF LOTS 20 AND 21, BLOCK 3, CENTRAL PARK ANNEX, A SUBDIVISION IN THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 3.811 METERS (12.50 FEET) WEST ALONG THE LOT LINE FROM THE SOUTHEAST CORNER OF SAID LOT 21 (NOTE: SAID POINT OF BEGINNING IS 115.100 METERS (377.62 FEET) EAST ALONG THE MONUMENT LINE IN 31ST STREET AND 12.193 METERS (40.00 FEET) NORTH FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION OF 31ST STREET AND WALL AVENUE; AND RUNNING THENCE NORTH 2.706 METERS (8.88 FEET) ALONG THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 10.650 METERS (34.94 FEET) PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF 31ST STREET OF SAID PROJECT AT ENGINEER STATION 9+123.383; THENCE EAST 9.606 METERS (31.51 FEET) PARALLEL TO SAID CENTERLINE TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 2.706 METERS (8.88 FEET) ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE WEST 9.606 METERS (31.51 FEET) ALONG THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

(E#1749636 2114-308)

COMMENTS;

This description may not accurately reflect your ownership and is for tax purposes only. A careful examination of your deeds and/or having an accurate survey of your ownership may be necessary.

***RUN DATE: 22-MAY-2017 12:06 PM

